

# TOWER PRESERVE

## MICHAEL HARRIS HOMES

Rockville Bicycle Advisory Committee  
Briefing on Project Plan Amendment  
June 7, 2023

## CHESTNUT LODGE

32 Single Family Homes, Rockville, MD



MICHAEL HARRIS HOMES

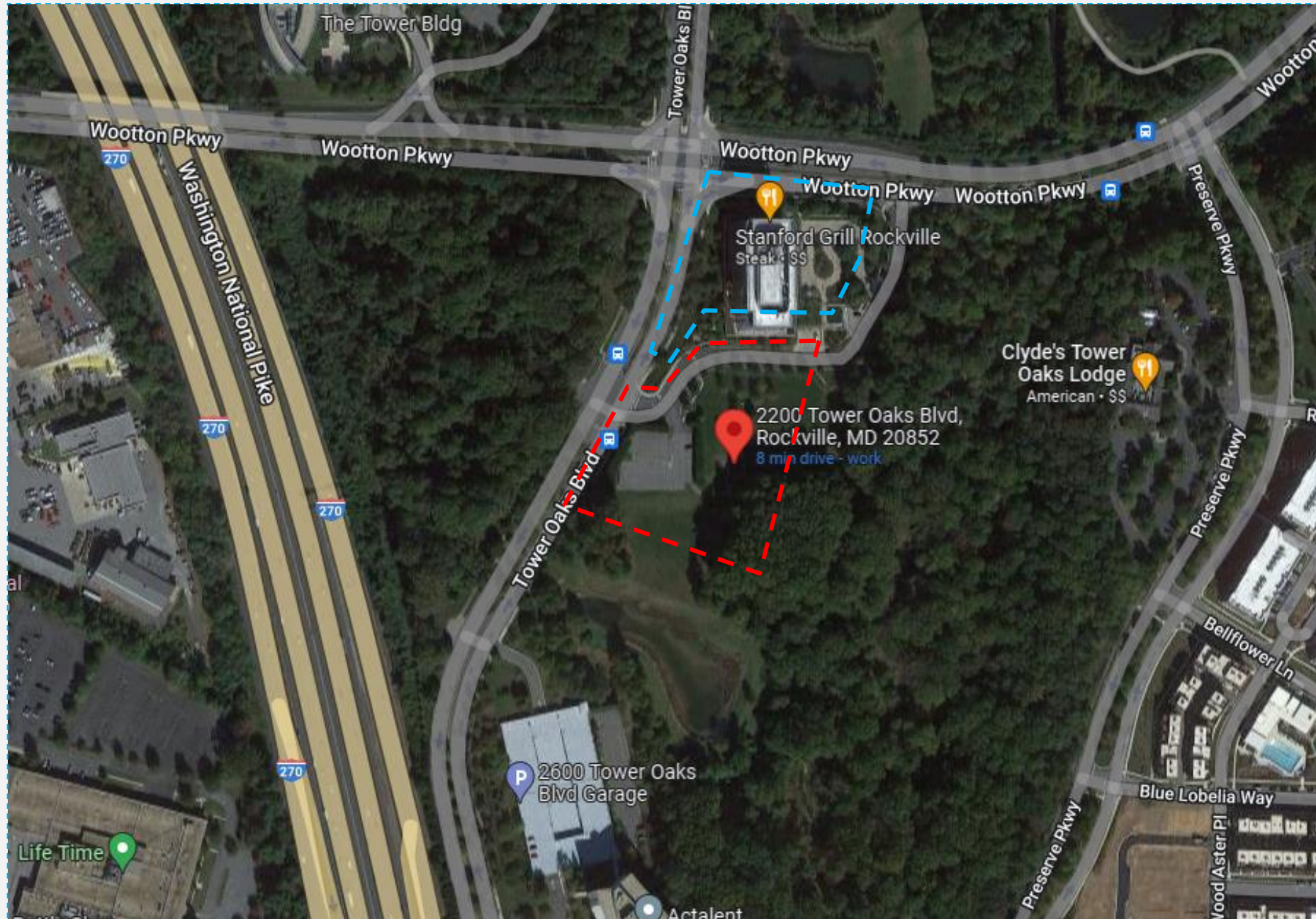
## SYMPHONY PARK AT STRATHMORE

112 Brownstones, North Bethesda, MD



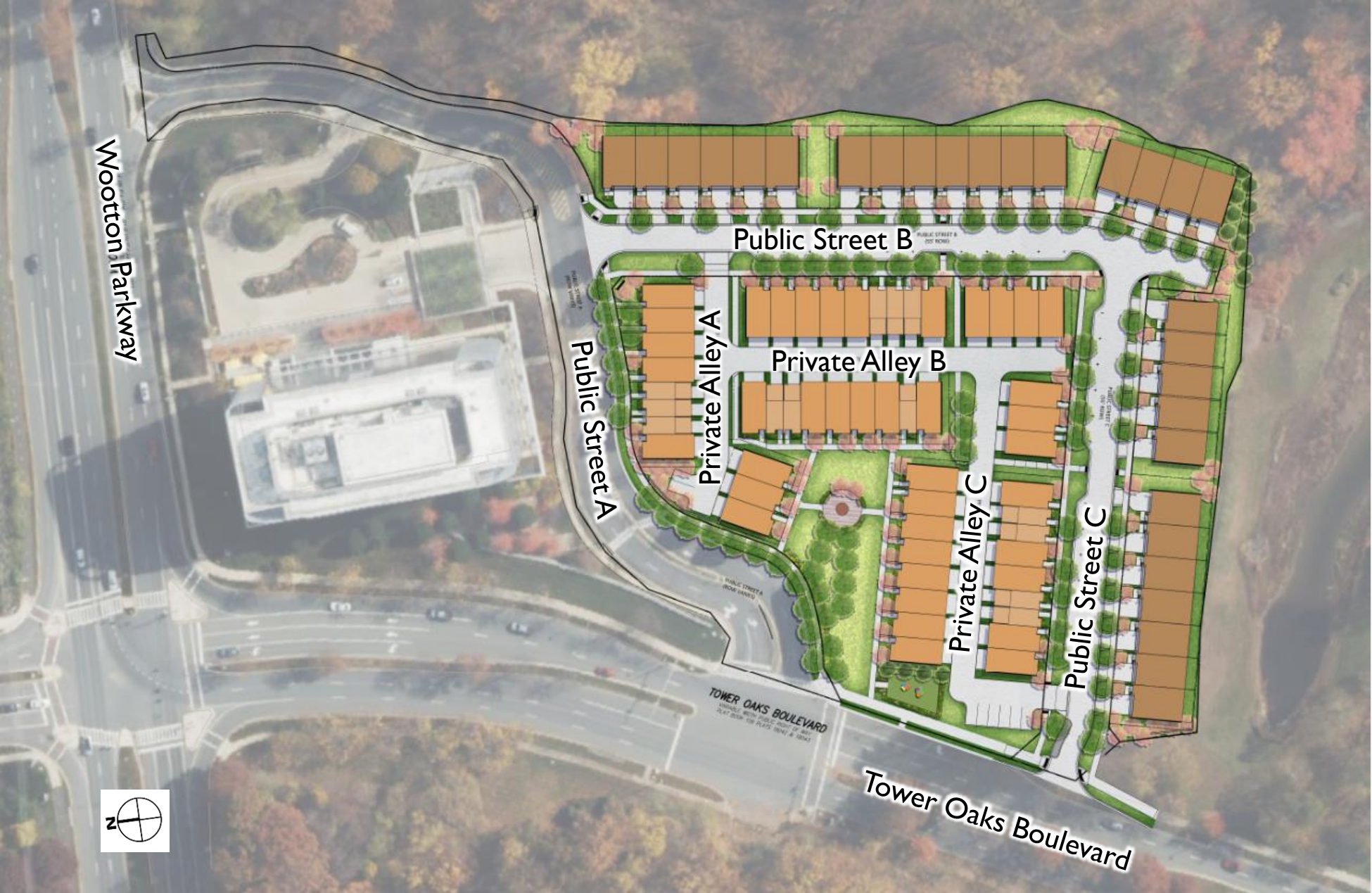


# SITE AERIAL



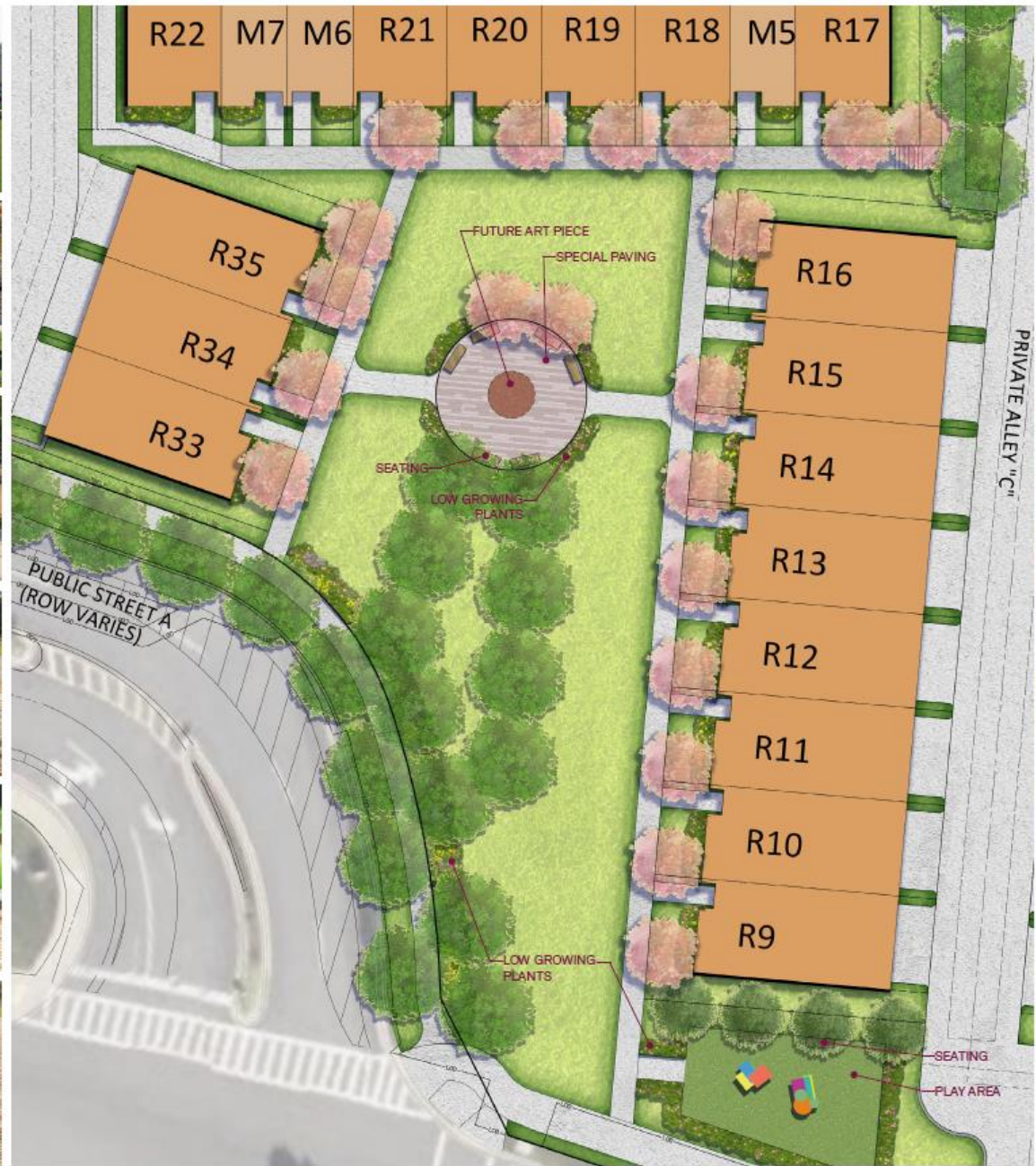


# SITE PLAN





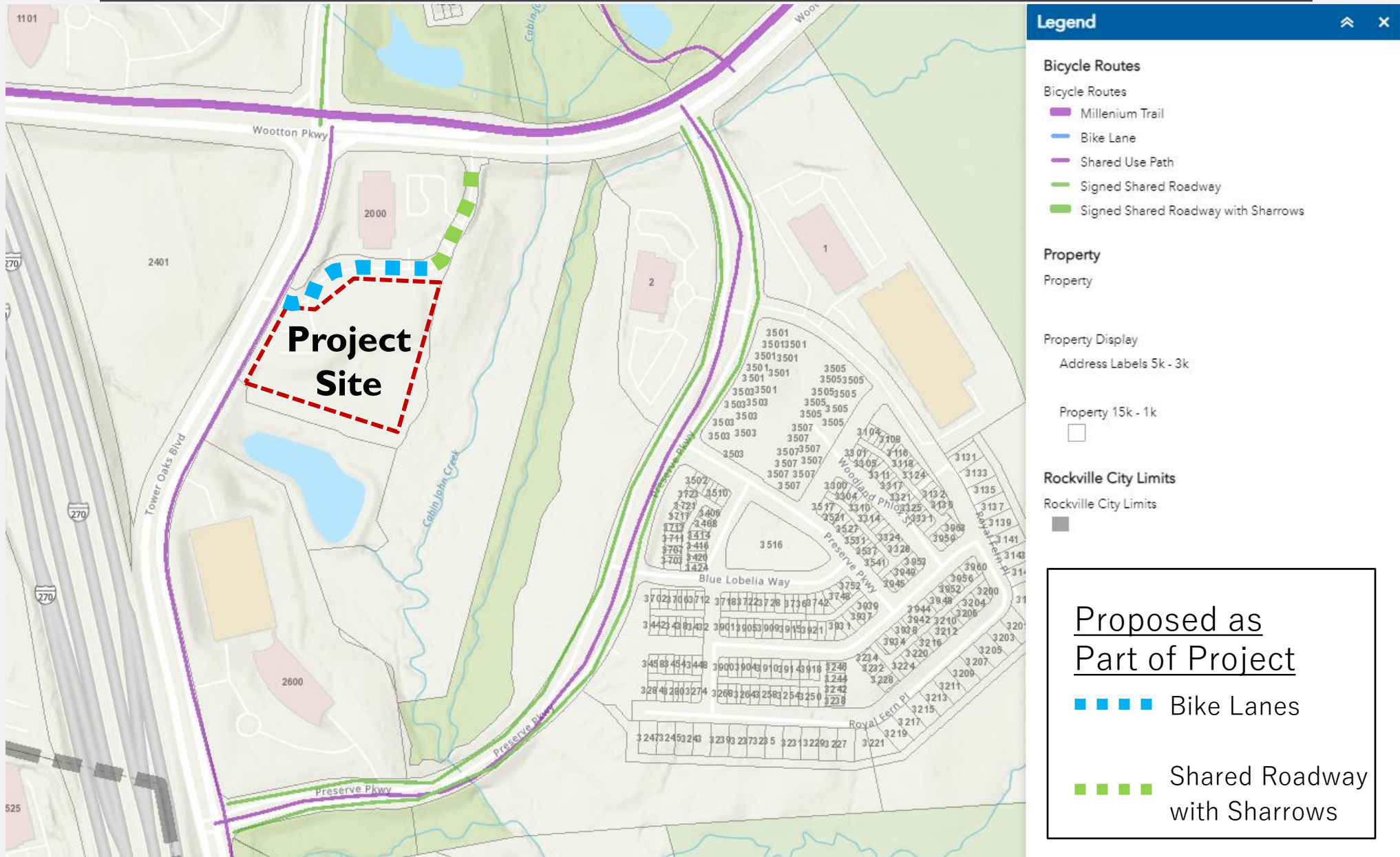
# COMMUNITY SQUARE



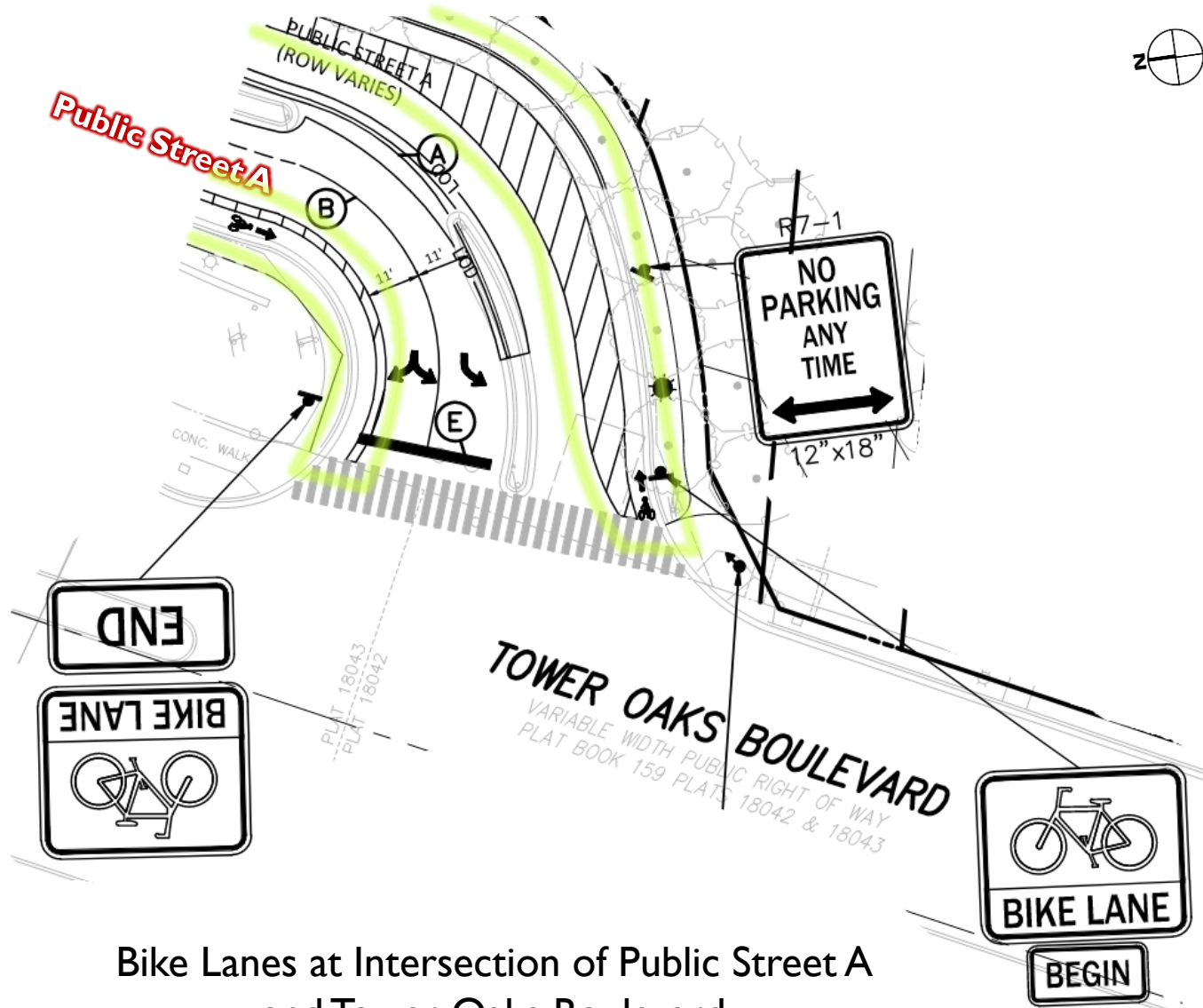
NOTE: THIS PLAN IS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



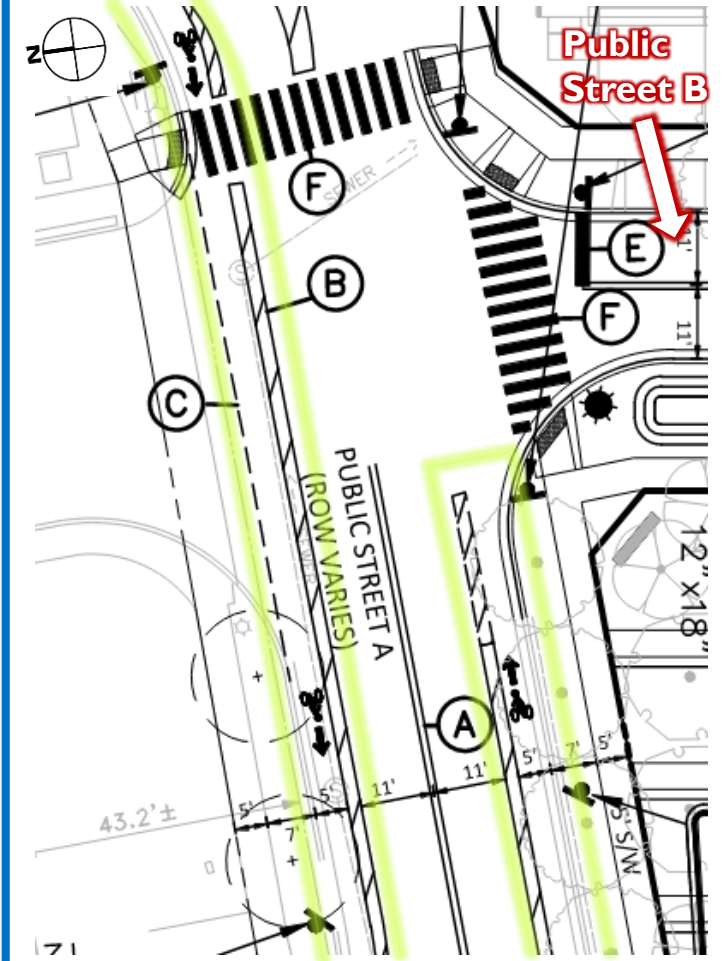
# EXISTING BIKEWAYS AND PROPOSED BICYCLE PLAN



## BUFFERED BIKE LANES DETAIL



Bike Lanes at Intersection of Public Street A  
and Tower Oaks Boulevard

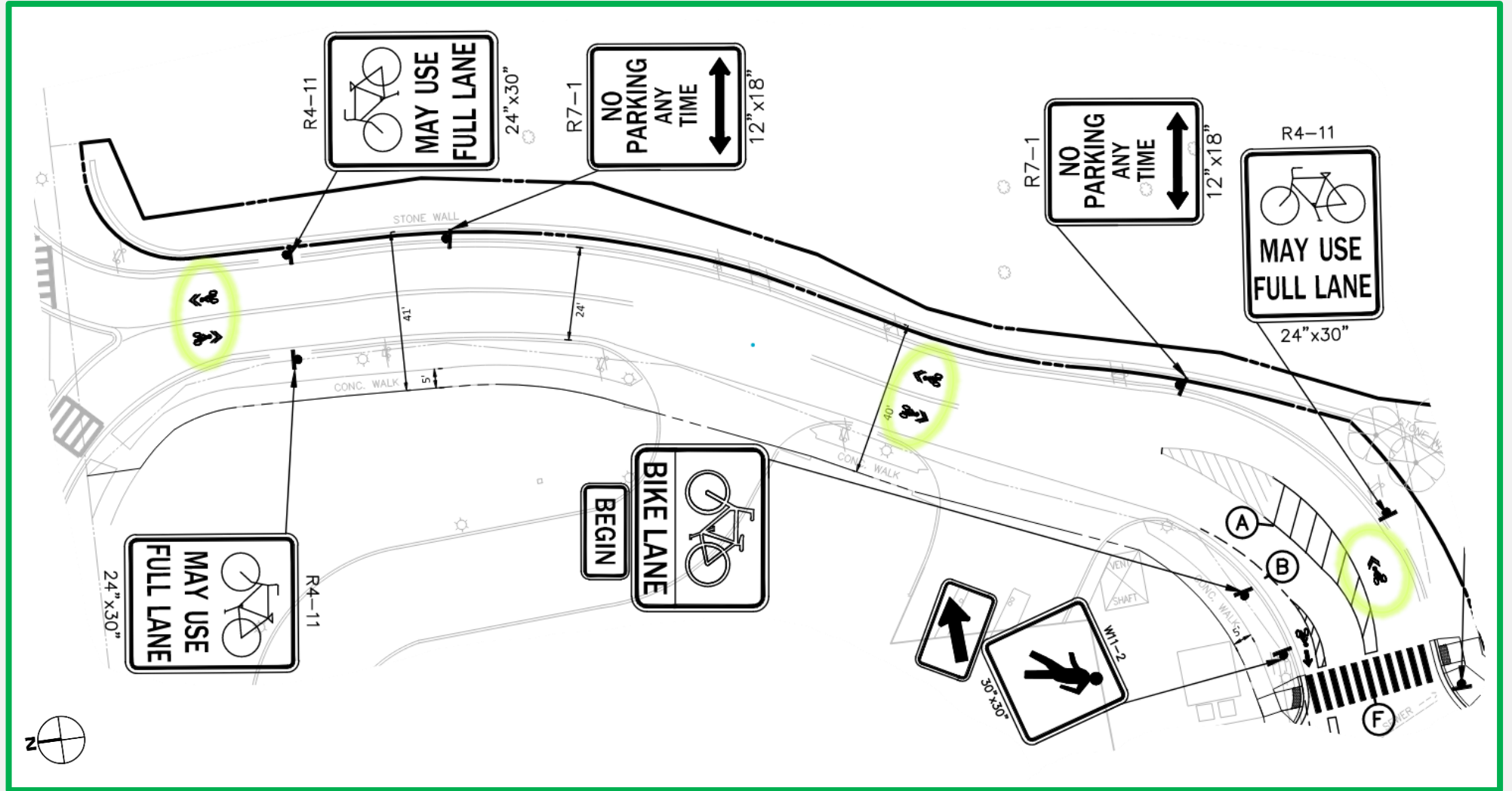


Bike Lanes at Intersection of Public  
Street A and Public Street B

## SHARED LANES DETAIL



Example  
Shared Lane  
Marking (a.k.a.  
Sharrows)





## EXISTING RETAINING WALL



## TRAFFIC

- **Traffic:** There is an existing traffic APF determination in place for the approved hotel and fitness center. The project will generate far fewer trips than the hotel / fitness center approved for the Property.
  - AM peak hour will have 202 less trips than the hotel/fitness center \*
  - PM peak hour will have 405 less trips than the hotel/fitness center \*

\* based on 85 units



# SCHEDULE

- |   |                |
|---|----------------|
| • Bicycle Advisory Committee                    | June 7, 2023   |
| • Pedestrian Advocacy Committee                 | June 8, 2023   |
| • Planning Commission Meeting                   | July 2023      |
| • Mayor and Council Public Hearing              | September 2023 |
| • Mayor and Council Discussion                  | October 2023   |
| • Mayor and Council Decision                    | October 2023   |
| • Level 2 Site Plan Planning Commission Hearing | June 2024      |
| • Record Plat                                   | December 2024  |

# QUESTIONS AND COMMENTS



# APPENDIX

## REAR LOAD TOWNHOMES





## FRONT LOAD TOWNHOMES

